

ORIGINAL



30

MEMORANDUM

TO: Docket Control

FROM: Ernest G. Johnson
Director
Utilities Division

Date: August 2, 2005

RE: STAFF REPORT FOR ARIZONA AMERICAN WATER COMPANY -
APPLICATION FOR EXTENSION OF AND DELETION FROM ITS SERVICE
AREA UNDER ITS EXISTING CERTIFICATE OF CONVENIENCE AND
NECESSITY TO PROVIDE WASTEWATER SERVICES IN ITS MOHAVE
SEWER DISTRICT (DOCKET NO. WS-01303A-05-0315)

Attached is the Staff Report for Arizona American Water Company's application for extension of and deletion from its existing Certificate of Convenience and Necessity to provide wastewater services in its Mohave Sewer District. Staff is recommending approval with conditions.

EGJ:BNC:lhbm

Originator: Blessing Chukwu

AZ CORP COMMISSION
DOCUMENT CONTROL

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Service List for: Arizona American Water Company
Docket No. WS-01303A-05-0315

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19820 North Seventh Street
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Phoenix, Arizona 85024

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Chief, Legal Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

Mr. Ernest G. Johnson
Director, Company Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

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Chief, Hearing Division
Arizona Corporation Commission
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STAFF REPORT
UTILITIES DIVISION
ARIZONA CORPORATION COMMISSION

ARIZONA AMERICAN WATER COMPANY

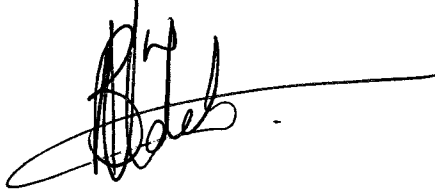
WS-01303A-05-0315

APPLICATION FOR EXTENSION OF AND DELETION FROM
ITS EXISTING CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE
WASTEWATER SERVICES IN ITS MOHAVE SEWER DISTRICT

AUGUST 2005

STAFF ACKNOWLEDGMENT

The Staff Report for Arizona American Water Company (Docket No. WS-01303A-05-0315) was the responsibility of the Staff members signed below. Blessing Chukwu was responsible for the review and analysis of the Company's application. Marlin Scott, Jr. was responsible for the engineering and technical analysis.

A handwritten signature in black ink, appearing to be 'Blessing Chukwu', with a long horizontal line extending to the right.

Blessing Chukwu
Executive Consultant

A handwritten signature in black ink, appearing to be 'Marlin Scott, Jr.', with a long horizontal line extending to the right.

Marlin Scott, Jr.
Utilities Engineer

EXECUTIVE SUMMARY
ARIZONA AMERICAN WATER COMPANY
APPLICATION FOR EXTENSION OF AND DELETION FROM
ITS EXISTING CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE
WASTEWATER SERVICES IN ITS MOHAVE SEWER DISTRICT
DOCKET NO. WS-01303A-05-0315

On April 29, 2005, Arizona American Water Company, through its Mohave Sewer District ("Arizona-American" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for an extension of its Certificate of Convenience and Necessity ("CC&N") to provide wastewater services in portions of Mohave County, Arizona. Also in the application, Arizona-American seeks to delete a parcel from its CC&N. On June 21, 2005, Staff filed a Sufficiency Letter indicating that the application had met the sufficiency requirements of Arizona Administrative Code.

Arizona-American is an Arizona Corporation, in good standing with the Corporations Division, and engaged in providing water and wastewater utility services to customers in its various districts located in portions of Maricopa, Mohave, and Santa Cruz Counties in Arizona. According to the Company's Annual Report for the year ending December 31, 2004, the Company provides water and wastewater utility services to approximately 288,000 and 44,300 customers in Arizona, respectively.

By this application, Arizona-American is seeking Commission authority to add 11 parcels and to delete one parcel from its CC&N. The request will add approximately 1/4 square-mile and delete less than 1/16 square-mile in the Company's existing 3-1/2 square-miles of certificated area. The Company is located in the southern portion of Bullhead City, in Mohave County.

Based on Staff's review and analysis of the application, Staff believes that the existing plant capacity, along with the planned addition of another 250,000 gallons per day ("GPD") of capacity in 2007, is sufficient to serve the existing and proposed CC&N extension areas. Staff also believes that the proposed plant facilities for Parcels G, J, K and L and their cost estimates totaling \$790,452 are reasonable. However, no "used and useful" determinations of the proposed plant items were made and no particular treatment should be inferred for rate making or rate base purposes.

Staff recommends the Commission approve Arizona-American's application for extension of and deletion from its existing Certificate of Convenience and Necessity to provide wastewater services in its Mohave Sewer District, as amended, subject to compliance with the following conditions:

1. To require that Compliance Delinquencies associated with Decision Nos. 64307, 63334, 64746, 64995, 66512, 66941, 66998, and 67093 referenced in Attachment C be resolved prior to the hearing in this matter.
2. To require Arizona-American to charge its Mohave Sewer District tariffed rates and charges in the extension area.

3. To require Arizona-American to file a copy of its Aquifer Protection Permit with Docket Control within 365 days of the decision in this matter.

Staff further recommends that the Commission's Decision granting the requested CC&N extension and deletion to Arizona-American be considered null and void without further order from the Commission should the Company fail to meet the Condition No. 3 listed above within the time specified.

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Introduction

On April 29, 2005, Arizona American Water Company, through its Mohave Sewer District ("Arizona-American" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for an extension of its Certificate of Convenience and Necessity ("CC&N") to provide wastewater services in portions of Mohave County, Arizona. Also in the application, Arizona-American seeks to delete a parcel from its CC&N.

On May 25, 2005, the ACC Company Division ("Staff") filed an Insufficiency Letter, indicating that the Company's application did not meet the sufficiency requirements of Arizona Administrative Code ("A.A.C."). A copy of the Insufficiency Letter was sent to the Company via U.S mail. In the Letter, Staff listed the deficiencies that needed to be cured for administrative purposes.

On June 17, 2005, the Company provided additional documentation to support the relief requested.

On June 21, 2005, Staff filed a Sufficiency Letter indicating that the application had met the sufficiency requirements of A.A.C. R14-2-610 (C).

Background

Arizona-American is an Arizona Corporation, in good standing with the Corporations Division, and engaged in providing water and wastewater utility services to customers in its various districts located in portions of Maricopa, Mohave, and Santa Cruz Counties in Arizona. The Company is a wholly-owned subsidiary of American Water Works, Inc., a subsidiary of RWE AG. According to the Company's Annual Report for the year ending December 31, 2004, the Company provides water and wastewater utility services to approximately 288,000 and 44,300 customers in Arizona, respectively.

By this application, Arizona-American is seeking Commission authority to add 11 parcels and to delete one parcel from its CC&N. The request will add approximately 1/4 square-mile and delete less than 1/16 square-mile in the Company's existing 3-1/2 square-miles of certificated area. The Company is located in the southern portion of Bullhead City, in Mohave County.

Proposed Extension

In this application, the Company proposes to extend its certificated area by adding approximately 185 acres to its certificated area. Some of these parcels are contiguous to the existing certificated service area and some are already being provided sewer service. For the new developments, the Company is proposing to extend its sewer collection system into these areas through hook-up fees and developer advances and contributions. The Company has entered into Main Extension Agreements ("MXAs") with several of the developers. MXAs are standard industry practice. The minimal acceptable criteria for line extension agreements

between wastewater Company and private parties are established by A.A.C. R14-2-606. These agreements generally require the developer to design, construct and install (or cause to be), all facilities to provide adequate service to the development. The developer is required to pay all costs of constructing the required facilities necessary to serve the development. Upon acceptance of the facilities by the Utility Company, the developer conveys the utility facilities through a warranty deed to the Utility Company.

The wastewater MXAs, that were filed with the application, provide that the utility shall refund ten (10) percent of the gross annual revenue received from the associated facilities for either five (5) or ten (10) years (as the case may be) after the facilities are accepted by the utility. The Commission's rule on wastewater MXAs does not require Commission approval nor require a refund of the advance. As such, Arizona-American's refund provision exceeds the minimum refund standard in the current applicable rule. A summary of the parcel projects are as follows:

Parcel B:	Approximately 51 lots are already being served.
Parcel C:	One lot is already being served.
Parcel D:	This parcel is a public right-of-way.
Parcel E:	One lot is already being served.
Parcel F:	Three lots are already being served.
Parcel G:	Approximately 119 lots will be served at an estimate of \$232,174.
Parcel H:	Approximately 31 lots are already being served.
Parcel I:	Approximately 40 lots are already being served.
Parcel J:	Approximately 42 lots will be served at an estimate of \$47,931.
Parcel K:	Approximately 154 lots will be served at an estimate of \$270,650.
Parcel L:	Approximately 144 lots will be served at an estimate of \$239,697.

Grand total for new sewer service to Parcels G, J, K and L: \$790,452

The Company reported a total of 586 lots within the above 11 parcels, in which 127 lots are already being provided sewer service and 459 lots will require new service laterals.

The Company submitted a cost breakdown for each parcel, where applicable, which is attached to the Engineering Report as Attachment 1 – Az Am's Parcels. Staff concludes that the proposed plant facilities for Parcels G, J, K, and L and their cost estimates totaling \$790,452 are reasonable. However, no "used and useful" determinations of the proposed plant items were made and no particular treatment should be inferred for rate making or rate base purposes.

Proposed Deletion

In this application, the Company requests approval to delete approximately 2.45 acres from its existing service area that will be transferred to the Fort Mojave Tribal Utility Authority ("FMTUA"). The Company has entered into an agreement to sell its sewer line known as the Calle Del Media to FMTUA. Calle Del Media consists of approximately 4,526 feet of 12-inch PVC main and 12 manholes. This sewer line currently serves one (1) customer, the Camp

Mohave Elementary School, and approximately ten (10) customers under contract with Sunrise Vista Utilities. According to the application, since Camp Mohave Elementary School became Arizona-American's customer, the Company has been transporting wastewater from the school through a portion of the Calle Del Media line to the FMTUA for treatment. FMTUA, according to the application, has notified Arizona-American that it no longer wishes to provide wastewater treatment service for the Company. The FMTUA will pay the Company \$10,000 for this sewer line.

The Wastewater System

According to the Company's 2004 Annual Report, the Company's system has a 250,000 gallon per day ("GPD") Marwood package wastewater treatment plant (activated sludge) and collection system serving approximately 400 service laterals.

Based on the existing wastewater treatment plant capacity and demand (160 GPD per lateral), the system can serve over 1,500 service laterals. Staff concludes that the existing plant capacity, along with the planned addition of another 250,000 GPD of capacity in 2007, is sufficient to serve the existing and proposed CC&N extension areas.

Arizona Department of Environmental Quality ("ADEQ") Compliance

ADEQ regulates the Company's system under Permit #102181. Based on data submitted by the Company, ADEQ has determined that this system is in compliance.

Since an Aquifer Protection Permit ("APP") represents a fundamental authority for the designation of a wastewater service area and a wastewater provider, Staff recommends that the Company file a copy of its Aquifer Protection Permit with Docket Control within 365 days of the decision in this matter.

ACC Compliance

According to the Utilities Division Compliance Section, Arizona-American – Mohave Sewer District has no outstanding compliance issues. However, other Utility Districts owned and operated by Arizona-American are out of compliance with ACC Decision Nos. 64307, 63334, 64746, 64995, 66512, 66941, 66998, and 67093. Arizona-American has been notified of the delinquent compliance filings. A delinquency report is attached as Attachment C.

Proposed Rates

Arizona-American has proposed to provide utility services to the extension area under its Mohave Sewer District tariffed rates and charges.

Municipal Franchise

Every applicant for a CC&N and/or CC&N extension is required to submit to the Commission evidence showing that the applicant has received the required consent, franchise or permit from the proper authority. If the applicant operates in an unincorporated area, the company has to obtain the franchise from the County. If the applicant operates in an incorporated area of the County, the applicant has to obtain the franchise from the City/Town.

Arizona-American filed, in the docket, a copy of the franchise agreement it had entered into with Mohave County.

Recommendations

Staff recommends the Commission approve Arizona-American's application for extension of and deletion from its existing Certificate of Convenience and Necessity to provide wastewater services in its Mohave Sewer District, as amended, subject to compliance with the following conditions:


1. To require that Compliance Delinquencies associated with Decision Nos. 64307, 63334, 64746, 64995, 66512, 66941, 66998, and 67093 referenced in Attachment C be resolved prior to the hearing in this matter.
2. To require Arizona-American to charge its Mohave Sewer District tariffed rates and charges in the extension area.
3. To require Arizona-American to file a copy of its Aquifer Protection Permit with Docket Control within 365 days of the decision in this matter.

Staff further recommends that the Commission's Decision granting the requested CC&N extension and deletion to Arizona-American be considered null and void without further order from the Commission should the Company fail to meet the Condition No. 3 listed above within the time specified.

MEMORANDUM

DATE: July 28, 2005

TO: Blessing Chukwu
Executive Consultant III

FROM: Marlin Scott, Jr. 
Utilities Engineer

RE: Arizona American Water Company – Mohave Sewer District
Docket No. WS-01303A-05-0315 (CC&N Extension)

Introduction

Arizona American Water Company – Mohave Sewer District (“Mohave Sewer” or “Company”) has applied to amend its Certificate of Convenience and Necessity (“CC&N”) to add 11 parcels and to delete one parcel. The request will add approximately 1/4 square-mile and delete less than 1/16 square-mile to the Company’s existing 3-1/2 square-miles of certificated area. The Company is located in south Bullhead City, Mohave County.

Capacity

Existing Sewer System

According to the Company’s 2004 Annual Report, the Company’s system has a 250,000 gallon per day (“GPD”) Marwood package wastewater treatment plant (activated sludge) and collection system serving approximately 400 service laterals.

Based on the existing wastewater treatment plant capacity and demand (160 GPD per lateral), the system can serve over 1,500 service laterals. Staff concludes that the existing plant capacity, along with the planned addition of another 250,000 GPD of capacity in 2007, is sufficient to serve the existing and proposed CC&N extension areas.

Parcel Additions

In this application, the Company is cleaning up its certificated areas by requesting to add several parcels; some of these parcels are contiguous to the existing certificated service area and some parcels are already being provided sewer service. For the new developments, the Company is proposing to extend its sewer collection system into these areas through hook-up fees and developer advances and contributions. A summary of the parcel projects are as follows:

Parcel B:	Approximately 51 lots are already being served.
Parcel C:	One lot is already being served.
Parcel D:	This parcel is a public right-of-way.
Parcel E:	One lot is already being served.
Parcel F:	Three lots are already being served.
Parcel G:	Approximately 119 lots will be served at an estimate of \$232,174.
Parcel H:	Approximately 31 lots are already being served.
Parcel I:	Approximately 40 lots are already being served.
Parcel J:	Approximately 42 lots will be served at an estimate of \$47,931.
Parcel K:	Approximately 154 lots will be served at an estimate of \$270,650.
Parcel L:	Approximately 144 lots will be served at an estimate of \$239,697.

Grand total for new sewer service to Parcels G, J, K and L: \$790,452

The Company reported a total of 586 lots within the above 11 parcels, in which 127 lots are already being provided sewer service and 459 lots will require new service laterals.

The Company submitted a cost breakdown for each parcel, where applicable, which is attached to this report as Attachment 1 – Az Am's Parcels. Staff concludes that the proposed plant facilities for Parcels G, J, K, and L and their cost estimates totaling \$790,452 are reasonable. However, no "used and useful" determinations of the proposed plant items were made and no particular treatment should be inferred for rate making or rate base purposes.

Parcel Deletion

The Company is requesting approval for deletion of a small parcel, Parcel R, from its existing service area that will be transferred to the Fort Mojave Tribal Utility Authority ("FMTUA"). The Company has made an agreement with FMTUA to sell this parcel, an area covering less than 1/16 square-mile, which has a sewer line known as the Calle Del Media consisting of approximately 4,526 feet of 12-inch PVC main and 12 manholes. This sewer line currently serves one customer, the Camp Mohave Elementary School, and approximately 10 customers under contract with Sunrise Vista Utilities. The FMTUA will pay the Company \$10,000 for this sewer line.

Arizona Department of Environmental Quality ("ADEQ") Compliance

Compliance Status

ADEQ regulates the Company's system under Permit #102181. Based on data submitted by the Company, ADEQ has determined that this system is in compliance.

Aquifer Protection Permit

Since an Aquifer Protection Permit ("APP") represents a fundamental authority for the designation of a wastewater service area and a wastewater provider, Staff recommends that the Company file with Docket Control a copy of its APP within one year after a decision is issued in this proceeding.

Summary

Conclusions

- A. Staff concludes that the existing plant capacity, along with the planned addition of another 250,000 GPD of capacity in 2007, is sufficient to serve the existing and proposed CC&N extension areas.
- B. Staff concludes that the proposed plant facilities for Parcels G, J, K and L and their cost estimates totaling \$790,452 are reasonable. However, no "used and useful" determinations of the proposed plant items were made and no particular treatment should be inferred for rate making or rate base purposes.
- C. Based on data submitted by the Company, ADEQ has determined that this system is in compliance.

Recommendation

- 1. Staff recommends that the Company file with Docket Control a copy of its Aquifer Protection Permit within one year after a decision is issued in this proceeding.

**Arizona American Water Company
Wastewater Utility Service in Docket No. WS-01303A-050315
Response to May 25, 2005 Insufficiency letter - Item No. 2.**

**Summary of Estimate of the Wastewater Facilities Costs for each
applicable parcel necessary to serve the proposed CC&N Extension**

PARCEL B - Approximately 51 lots.

This parcel is part of an older LXA that has no documented costs or a description of facilities associated with the wastewater facilities infrastructure constructed to serve the properties contained therein. All required wastewater facilities are constructed and in place to serve this parcel. Financing for these facilities was 100 percent developer

PARCEL C - 1 Lot Plus adjacent public right of way

This parcel is a single lot that connected to the existing sewer main through a side sewer connection. All required wastewater facilities are constructed and in place to serve this parcel. There are no documented costs for the homeowner connection to the wastewater system. Financing was 100 percent property owner.

PARCEL D - Public right of way

This parcel is Public Right of Way only and has no wastewater service associated with this property.

PARCEL E - 1 Lot Plus adjacent public right of way

This parcel is a single lot that connected to the existing sewer main through a side sewer connection. All required wastewater facilities are constructed and in place to serve this parcel. There are no documented costs for the homeowner connection to the wastewater system. Financing was 100 percent property owner.

PARCEL F - 3 Lots Plus adjacent public right of way

This parcel is three lots that connected to the existing sewer main through a side sewer connection. All required wastewater facilities are constructed and in place to serve this parcel. There are no documented costs for the homeowner connection to the wastewater system. Financing was 100 percent property owner.

PARCEL G - Approximately 119 lots. 100 percent developer financed

Description of Estimated Wastewater Facilities to Provide Service

Item description	Quantity	Unit	Unit Price	Total Price
1. 8 inch PVC SDR 35 Sewer	4917	LF	\$22.00	\$108,174.00
2. 8 inch Cuctile Iron Sewer	0	LF	\$0.00	\$0.00
3. Sewer Cleanout	0	EA	\$150.00	\$0.00
4. Sewer Manhole	19	EA	\$3,200.00	\$60,800.00
5. Sewer Services	119	EA	\$400.00	\$47,600.00
6. Misc Construction	1	LS	\$15,600.00	\$15,600.00
Total				\$232,174.00

PARCEL H - Approximately 31 lots.

This parcel is part of an older LXA that has no documented costs or a description of facilities associated with the wastewater facilities infrastructure constructed to serve the properties contained therein. All required wastewater facilities are constructed and in place to serve this parcel. Financing for these facilities was 100 percent developer

PARCEL I - Approximately 40 lots.

This parcel is part of an older LXA that has no documented costs or a description of facilities associated with the wastewater facilities infrastructure constructed to serve the properties contained therein. All required wastewater facilities are constructed and in place to serve this parcel. Financing for these facilities was 100 percent developer

PARCEL J - Approximately 42 lots. 100 percent developer financed

Description of Estimated Wastewater Facilities to Provide Service

Item description	Quantity	Unit	Unit Price	Total Price
1. 8 inch PVC SDR 35 Sewer	2127	LF	\$12.00	\$25,524.00
2. 8 inch Ductile Iron Sewer	0	LF	\$0.00	\$0.00
3. Sewer Cleanout	3	EA	\$150.00	\$450.00
4. Sewer Manhole	6	EA	\$1,500.00	\$9,000.00
5. Sewer Services	43	EA	\$200.00	\$8,600.00
6. Misc (Engineering)	1	LS	\$4,357.00	\$4,357.00
Total				\$47,931.00

PARCEL K - Approximately 154 lots. 100 percent developer financed

Description of Estimated Wastewater Facilities to Provide Service

Item description	Quantity	Unit	Unit Price	Total Price
1. 8 inch PVC SDR 35 Sewer	8250	LF	\$18.00	\$148,500.00
2. 8 inch Ductile Iron Sewer	0	LF	\$0.00	\$0.00
3. Sewer Cleanout	2	EA	\$405.00	\$810.00
4. Sewer Manhole	26	EA	\$1,350.00	\$35,100.00
5. Sewer Services	154	EA	\$560.00	\$86,240.00
Total				\$270,650.00

PARCEL L - Approximately 144 lots. 100 percent developer financed

Description of Estimated Wastewater Facilities to Provide Service

Item description	Quantity	Unit	Unit Price	Total Price
1. 8 inch PVC SDR 35 Sewer	7149	LF	\$18.00	\$128,682.00
2. 8 inch Ductile Iron Sewer	0	LF	\$0.00	\$0.00
3. Sewer Cleanout	5	EA	\$405.00	\$2,025.00
4. Sewer Manhole	21	EA	\$1,350.00	\$28,350.00
5. Sewer Services	144	EA	\$560.00	\$80,640.00
Total				\$239,697.00

GRAND TOTAL ALL DEVELOPER FUNDED CONTRIBUTIONS FOR WASTEWATER \$790,452.00

MEMORANDUM

TO: Blessing Chukwu
Executive Consultant III
Utilities Division

FROM: Barb Wells 
Information Technology Specialist
Utilities Division

THRU: Del Smith 
Engineering Supervisor
Utilities Division

DATE: June 29, 2005

RE: **ARIZONA AMERICAN WATER COMPANY (DOCKET NO. WS-01303A-05-0315)**

The area requested by Arizona American for an extension and partial deletion for sewer service has been plotted using the legal description provided with the application (a copy of which is attached). On June 17, 2005, Arizona American filed a legal description for the school area to be deleted, which was inadvertently omitted in the original application (this is attached as the last page).

Also attached are copies of the maps for your files.

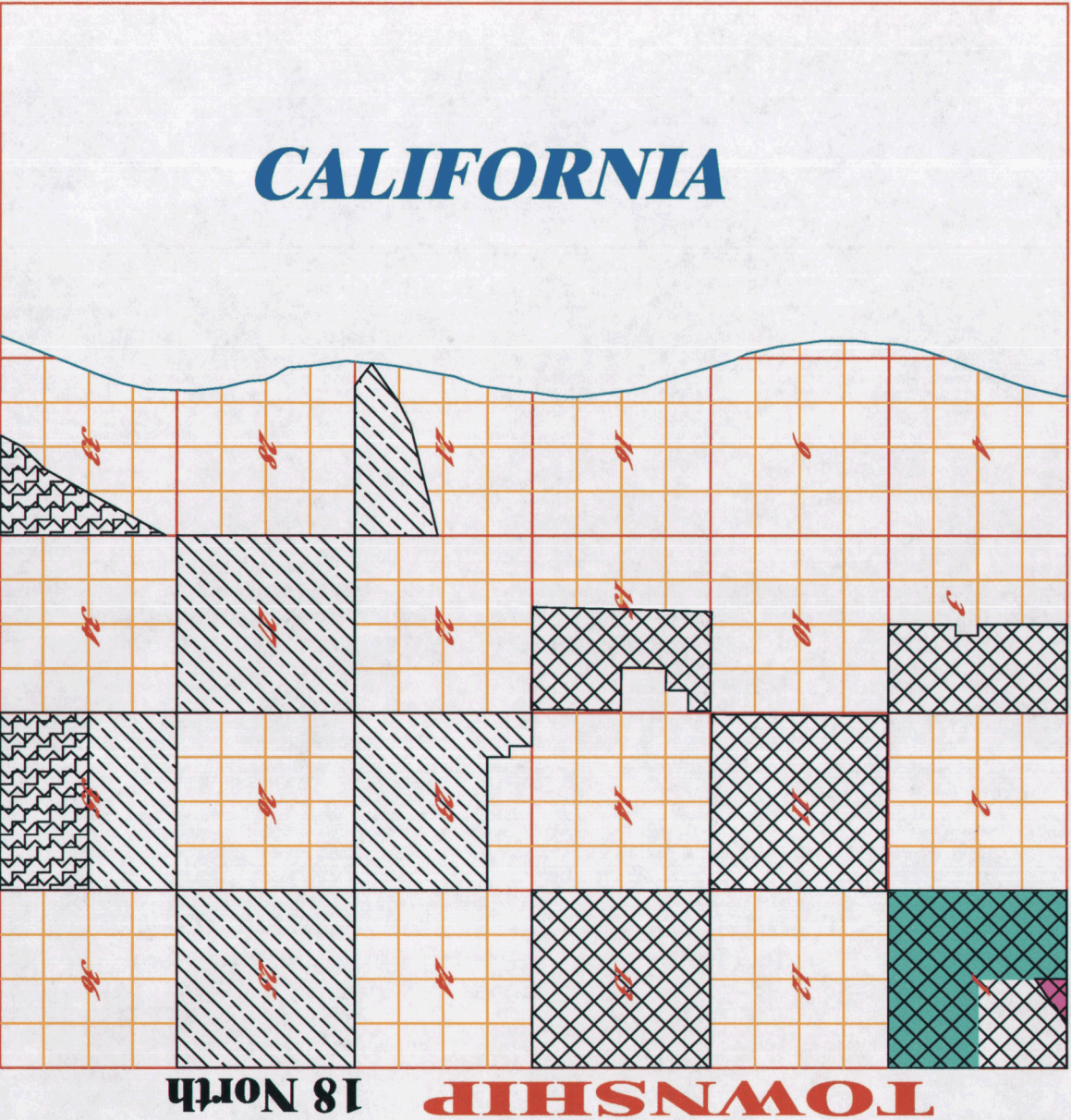
:bsw








Attachments

cc: Docket Control
Mr. Craig Marks
Ms. Deb Person (Hand Carried)
File

COUNTY: Mohave

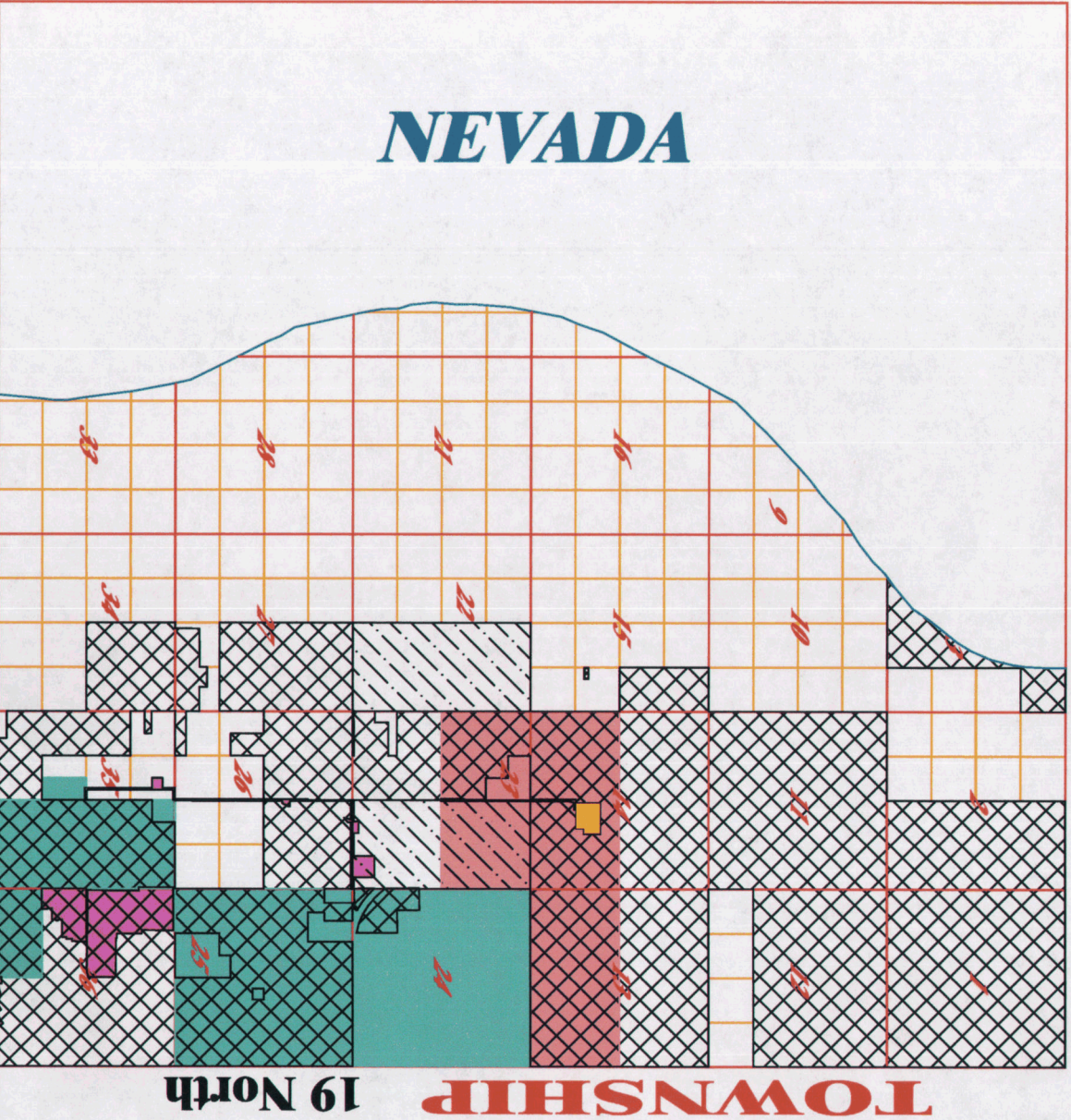
RANGE 22 West



-  Sewer WS-1303 (8)
-  Arizona-American Water Company W-1812 (5)
-  Bernuda Water Company, Inc. W-1825 (4)
-  Lagoon Estates Water Company, Inc. W-1732 (2)
-  Willow Valley Water Company, Inc.
-  Arizona-American Water Company Docket No. WS-1303-05-315
-  Application for Extension for Sewer

COCONINO COUNTY, Mohave

RANGE 22 West



WS-1303 (8)

Arizona-American Water Company



W-1812 (5)

Bernuda Water Company, Inc.



WS-3586 (2)

Sunrise Vistas Utilities Company



Arizona-American Water Company
Docket No. WS-1303-05-315

Application for Extension for Sewer



Arizona-American Water Company
Docket No. WS-1303-05-315
Application for Deletion for Sewer

LEGAL DESCRIPTION
PARCEL B
ARIZONA-AMERICAN WATER COMPANY - CC&N

That portion of the Northeast Quarter of Section 1, Township 18 North, Range 22 West and a portion of the Southwest Quarter of Section 36, Township 19 North, Range 22 West, Gila & Salt River Meridian, Mohave County, Arizona more particularly described as follows;

Commencing at the Northeast corner of said Section 1, thence South $89^{\circ}58'16''$ West along the North line of said Northeast Quarter 1272.30 feet to a point on the Northwesterly line of Parcel H as shown on the Final Plat of Sun Valley Tract 4064-A recorded on February 27, 1992 at Fee No. 92-10124, records of Mohave County Recorder, said point being the Point of Beginning;

Thence South $56^{\circ}05'50''$ West 468.52 feet;

Thence South $80^{\circ}12'26''$ West 61.20 feet;

Thence South $56^{\circ}05'50''$ West 200.00 feet;

Thence South $33^{\circ}54'10''$ East 35.00 feet;

Thence South $56^{\circ}05'50''$ West 938.16 feet to a point on the East line of Los Lagos Tract 4096-A as shown on the Final Plat of same recorded on August 27, 1991 at Fee No. 91-45903, records of Mohave County Recorder;

Thence North $00^{\circ}00'03''$ East along said East line 936.33 feet;

Thence North $00^{\circ}10'03''$ East 126.26 feet;

Thence South $89^{\circ}59'35''$ East 184.61 feet;

Thence South $00^{\circ}00'25''$ West 95.33 feet;

Thence South $83^{\circ}51'20''$ East 137.45 feet;

Thence North $04^{\circ}55'08''$ West 19.03 feet;

Thence North $72^{\circ}29'31''$ East 181.34 feet to a non-tangent curve, concave Northerly and having a radius of 45.00 feet; a radial to said curve bears North $72^{\circ}29'31''$ East;

Thence Southeasterly along said curve through a central angle of $133^{\circ}04'14''$ an arc distance of 104.51 feet to a non-tangent line;

Thence South 60°34'43" East 165.47 feet;
Thence North 66°01'29" East 81.65 feet;
Thence South 33°50'00" East 40.26 feet;
Thence South 89°58'16" East 72.26 feet;
Thence North 33°50'00" West 42.47 feet;
Thence North 56°07'14" East 125.16 feet;

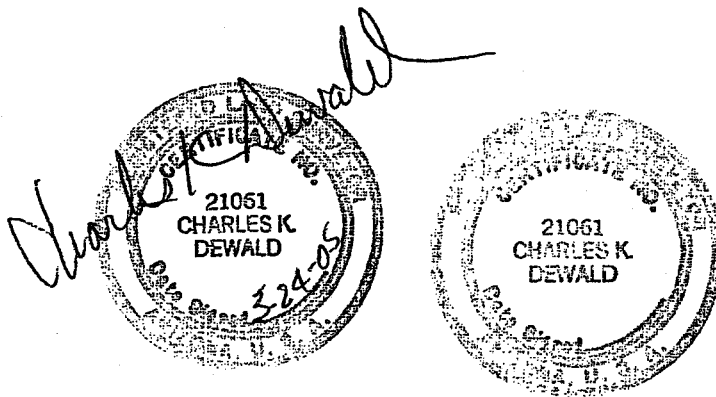
Thence South 33°52'46" East 79.67 feet to a tangent curve concave to the West having a radius of 20.00 feet;

Thence Southerly along said curve through a central angle of 89°59'55" an arc distance of 31.42 feet to a point of compound curvature of a curve having a radius of 1201.14 feet; thence Westerly along said curve through a central angle of 00°59'16" an arc distance of 20.71 feet to a non-tangent line;

Thence South 89°58'16" East 150.90 feet;
Thence North 56°07'14" East 293.63 feet;
Thence South 33°52'46" East 130.06 feet;
Thence South 56°05'50" West 100.14 feet to the Point of Beginning.

Containing a Computed area of 16.64 Acres, plus or minus.

Revised March 24, 2005
June 16, 2003
TEI J.N. 434142-B



LEGAL DESCRIPTION
ARIZONA AMERICAN WATER COMPANY-CC&N
BOUNDARY-PARCLE C

That portion of Mohave Mesa Acres Tract No. 1020 recorded on April 19, 1966 at Fee No 5412, records of Mohave County being located in Section 35, Township 19 North, Range 22 West, Gila & Salt River Meridian, Mohave County, Arizona and being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 35;
Thence South 00-05-00 East 2678.28 feet along the East line of said Northwest Quarter, said line also being the East line of said Mohave Mesa Acres Tract No 1020 to a point on the South right of way line of Pinion Road as shown on said tract and the Point of Beginning;

Thence South 89-55-08 West 361.74 feet;

Thence North 00-05-45 West 2010.22 feet;

Thence South 89-54-30 West 300.00 feet;

Thence North 00-05-45 West 312.00 feet;

Thence North 89-54-30 East 300.00 feet;

Thence North 00-05-45 West 354.00 feet;

Thence North 89-54-30 East 362.32 feet to the Northeast corner of the Northwest Quarter of said Section 35;

Thence South 00-05-00 East 42.00 feet;

Thence South 89-54-30 West 272.31 feet to a tangent curve concave to the Southeast and having a radius of 30.00 feet;

Thence Southwesterly along said curve through a central angle of 90-00-15 an arc distance of 47.13 feet to a point of tangency;

Thence South 00-05-45 East 2514.24 feet to a tangent curve concave to the Northeast and having a radius of 30.00 feet;

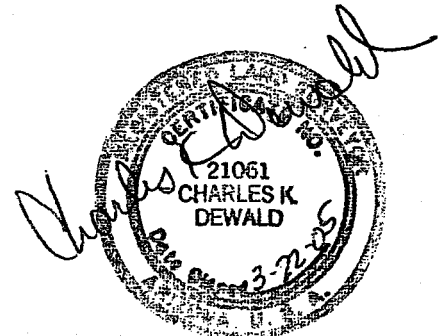
Thence Southeasterly along said curve through a central angle of 89-59-07 an arc distance of 47.12 feet to a point of tangency;

Thence North 89-55-08 East 271.77 feet to a point on the East line of said Northwest Quarter;

Thence South 00-05-00 East 60.00 feet to the Point of Beginning.

Containing a computed area of 6.55 Acres more or less.

43414LEGR
MARCH 22, 2005



LEGAL DESCRIPTION
PARCEL D
ARIZONA-AMERICAN WATER COMPANY - CC&N

That portion of the South Half of Section 26, Township 19 North, Range 22 West, Gila & Salt River Meridian, Mohave County, Arizona being more particularly described as follows:

Beginning at the South Quarter section corner of said Section, thence South 89°58'40" West 25.00 feet;

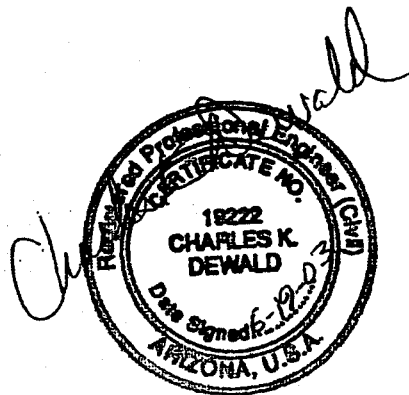
Thence North 00°04'16" East parallel with and 25 feet West of the North-South midsection line 2623.87 feet;

Thence South 89°59'51" East 50.00 feet to a point on a line parallel with and 25 feet East of the North-South midsection line;

Thence South 00°04'16" West along said parallel line 2623.65 feet;

Thence South 89°58'40" West 25.00 feet to the Point of Beginning.

Containing a computed area of 3.01 Acres, plus or minus.



June 16, 2003
TEI J.N. 434142-D

LEGAL DESCRIPTION
PARCEL E
ARIZONA-AMERICAN WATER COMPANY - CC&N

That portion of Section 26, Township 19 North, Range 22 West, Gila & Salt River Meridian, Mohave County, Arizona being more particularly described as follows:

Commencing at the North Quarter corner of said Section 26; thence South $00^{\circ}01'15''$ West 42.00 feet to a point on the South right-of-way line of El Rodeo Road and the Point of Beginning;

Thence South $89^{\circ}59'59''$ East along said right-of-way line 30.00 feet;

Thence South $00^{\circ}01'13''$ West 1811.44 feet;

Thence South $89^{\circ}58'47''$ East 155.00 feet;

Thence South $00^{\circ}01'13''$ West 36.04 feet to a tangent curve, concave Easterly having a radius of 25.00 feet;

Thence Southeasterly along said curve through a central angle of $59^{\circ}27'12''$ an arc distance of 25.94 feet to a non-tangent line;

Thence South $30^{\circ}34'00''$ West 199.30 feet;

Thence South $89^{\circ}58'50''$ West 66.00 feet;

Thence South $00^{\circ}01'13''$ West 590.01 feet;

Thence North $89^{\circ}59'51''$ West 60.00 feet;


Thence North $00^{\circ}01'13''$ East 1348.89 feet;

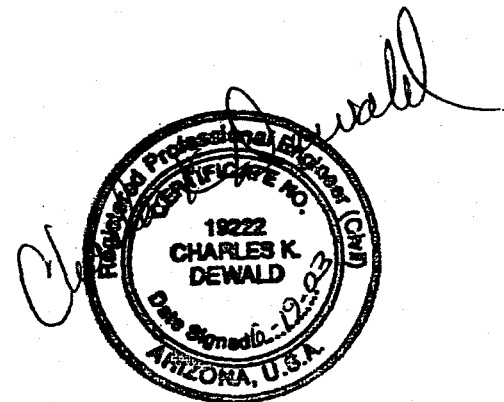
Thence South $89^{\circ}56'54''$ East 30.00 feet to a point on the North-South midsection line of said Section 26;

Thence North $00^{\circ}01'13''$ East 1281.85 feet along said North-South midsection line to the Point of Beginning.

Containing a computed area of 3.41 Acres, plus or minus.

June 16, 2003
TEI J.N. 434142-E

 **TERRITORIAL ENGINEERS, INC.**



LEGAL DESCRIPTION
PARCEL F
ARIZONA-AMERICAN WATER COMPANY - CC&N

That portion of Sections 23 and 26, Township 19 North, Range 22 West, Gila & Salt River Meridian, Mohave County, Arizona being more particularly described as follows:

Beginning at the Quarter section corner common to said Section 23 and Section 26;

Thence North 00°00'43" West 42.00 feet;

Thence South 89°59'50" East on a line 42.00 feet North of and parallel to the common section line of said Sections 23 and 26 a distance of 630.47 feet;

Thence North 00°02'10" East 145.50 feet;

Thence South 89°59'50" East 360.00 feet;

Thence South 00°02'10" West 145.50 feet;

Thence South 89°59'50" East along a line 42.00 feet North of and parallel with said common section line 675.40 feet;

Thence North 00°00'10" East 618.00 feet;

Thence South 89°59'50" East 630.00 feet;

Thence South 00°00'10" West 618.00 feet;

Thence South 89°59'50" East along a line 42.00 feet North of and parallel with said common section line 345.74 feet;

Thence South 00°02'32" West 42.00 feet to the Southeast corner of Section 23 and the Northeast corner of Section 26;

Thence South 00°02'32" West 42.00 feet;

Thence North 89°59'50" West along a line 42.00 feet South of and parallel with said common section line 1981.23 feet;

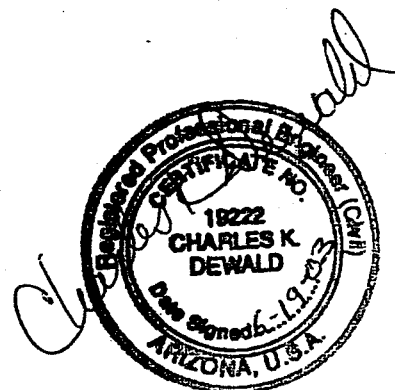
Thence South 00°00'06" East 95.00 feet;

Thence South 50°31'20" West 173.01 feet;

Thence North 00°00'43" West 20.00 feet;

Thence North 89°59'50" West 7.55 feet;

Thence North 16°49'51" East 193.30 feet;



Thence North $89^{\circ}59'50''$ West along a line 42.00 feet South of and parallel with said common section line 575.17 feet;

Thence North $00^{\circ}00'43''$ West 42.00 feet to said common Quarter section corner and the Point of Beginning.

Containing a computed area of 15.61 Acres, plus or minus.

June 16, 2003

TEI J.N. 434142-F

LEGAL DESCRIPTION

MAJESTIC HOMES PROPERTY
MOHAVE VALLEY

parcel 'g'

THAT PORTION OF THE NORTH HALF OF THE WEST HALF OF THE
NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 22
WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY ARIZONA
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE,
SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 36, SOUTH 00°07'28"
WEST 41.93 FEET; THENCE, SOUTH 89°52'32" WEST 42.00 FEET TO THE TRUE
POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE
SOUTHERLY RIGHT-OF-WAY OF JOY LANE 84.00 FEET WIDE

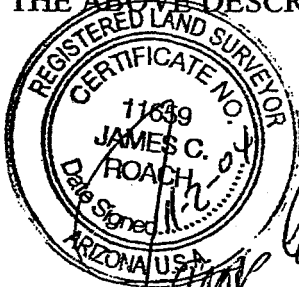
SOUTH 89°56'59" EAST 1282.58 FEET; THENCE,

SOUTH 00°08'06" WEST 1026.33 FEET; THENCE,

NORTH 89°57'42" WEST 1282.39 FEET TO THE EASTERLY RIGHT-OF-WAY OF
MOUNTAINVIEW DRIVE 84.00 FEET WIDE; THENCE, NORTHERLY ALONG
SAID EASTERLY RIGHT-OF-WAY

NORTH 00°07'28" EAST 1026.60 FEET TO THE TRUE POINT OF BEGINNING

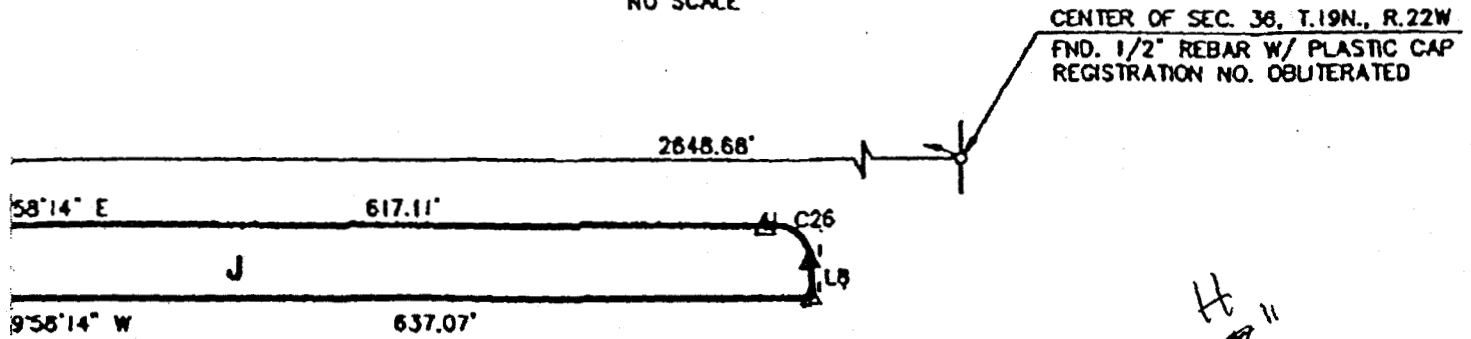
THE ABOVE DESCRIBED PARCEL CONTAINS 30.22 ACRES



LGLDESC.MAJESTICHOMES.04-412
11/2/04mv

DETAIL A

NO SCALE



UND EASEMENT
Y ABANDONED
EXTENSION OF

LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE S 89°58'14" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 617.11 FEET; THENCE S 00°01'46" W A DISTANCE OF 35.00 FEET; THENCE S 89°58'14" E PARALLEL TO AND 35.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 617.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°06'33"; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 31.45 FEET; THENCE S 00°08'19" W A DISTANCE OF 19.96 FEET TO A POINT LOCATED 75.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 89°58'14" W PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 637.07 FEET; THENCE S 00°01'46" W A DISTANCE OF 115.00 FEET; THENCE N 89°58'14" W PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 4.08 FEET; THENCE S 00°01'46" W A DISTANCE OF 160.00 FEET; THENCE N 89°58'14" W PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 33.00 FEET; THENCE S 00°01'46" W A DISTANCE OF 190.00 FEET; THENCE S 89°58'14" E PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 30.00 FEET; THENCE S 00°01'46" W A DISTANCE OF 179.66 FEET; THENCE N 89°58'14" W PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 574.06 FEET TO A POINT LOCATED 82.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE S 00°07'01" W PARALLEL TO AND 82.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 603.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 89°58'15" W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 82.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 00°07'01" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 1323.64 FEET TO THE POINT OF BEGINNING.

VE TABLE

VE	RADIUS	LENGTH	TANGENT	DELTA
C1	20.00'	31.45'	20.03'	90°05'15"
C2	20.00'	31.39'	19.97'	89°54'45"
C3	20.00'	31.42'	20.00'	90°00'00"
C4	20.00'	31.42'	20.00'	90°00'00"
	20.00'	71.41'	10.91'	27°15'58"

FINISHED FLOOR TABLE

LOT	BASE FLOOD ELEVATION (ADOT DATUM)	MINIMUM FINISHED FLOOR ELEVATION (ADOT DATUM)
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**LEGAL DESCRIPTION
PARCEL I**

That portion of the Southwest Quarter of Section 36, Township 19 North, Range 22 West of the Gila & Salt River Meridian, Mohave County, Arizona, being the boundary of the lands platted and shown on the Final Plat of Desert Lakes Estates, Tract 4152B recorded on February 28, 2000 at Reception No. 2000-10359, Records of Mohave County, Arizona and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 36, thence South $00^{\circ}07'01''$ West 719.66 feet along the West line of said Southwest Quarter, thence leaving said Section line South $89^{\circ}52'59''$ East 82.00 feet to the POINT OF BEGINNING;

East

Thence South $89^{\circ}58'15''$ ~~West~~ 574.66 feet;

Thence North $00^{\circ}01'42''$ East 129.66 feet;

Thence North $89^{\circ}58'14''$ West 30.00 feet;

Thence North $00^{\circ}01'42''$ East 240.00 feet;

Thence South $89^{\circ}58'14''$ East 280.00 feet;

Thence South $00^{\circ}01'42''$ West 190.00 feet;

Thence South $89^{\circ}58'14''$ East 45.00 feet;

Thence South $00^{\circ}01'46''$ West 50.00 feet to a non-tangent curve concave Southeast and having a radius of 20.00 feet, thence Southwesterly along said curve through a central angle of $90^{\circ}00'00''$ an arc distance of 31.42 feet to a point of tangency;

Thence South $00^{\circ}01'46''$ West 219.31 feet to a tangent curve concave to the Northeast and having a radius of 20.00 feet;

Thence Southeasterly along said curve through a central angle of $90^{\circ}00'02''$ an arc distance of 31.42 feet to a non-tangent line;

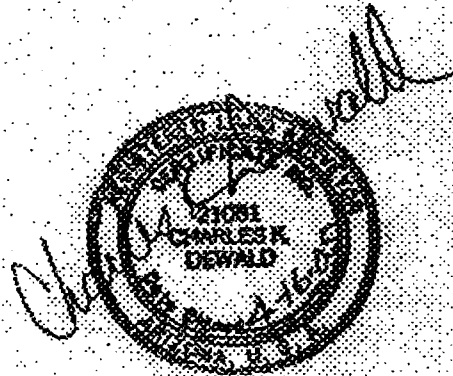
Thence South $00^{\circ}01'46''$ West 50.00 feet to a non-tangent curve concave to the Southeast and having a radius of 20.00 feet;

Thence Southwesterly along said curve through a central angle of $89^{\circ}59'58''$ an arc distance of 31.42 feet to a point of tangency;

Thence South $00^{\circ}01'46''$ West 109.66 feet;

Thence North $89^{\circ}58'17''$ West 334.99 feet;
Thence South $00^{\circ}01'42''$ West 129.66 feet;
Thence South $89^{\circ}58'14''$ East 20.00 feet;
Thence South $00^{\circ}01'42''$ West 165.00 feet;
Thence North $89^{\circ}58'14''$ West 535.00 feet;
Thence North $00^{\circ}07'01''$ East 603.98 feet to the POINT OF BEGINNING.

Containing a computed area of 12.03 Acres plus or minus.



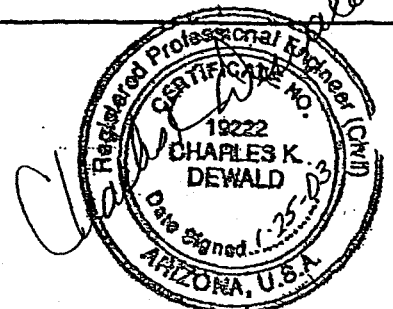
REV: APRIL 21, 2005
April 16, 2005
434142/43414SK8

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THENCE SOUTH 89°58'14" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANCE OF 662.04 FEET (659.54 FEET RECORD PER TRACT 4152A) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°58'14" EAST 917.21 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°08'19" WEST 260.00 FEET; THENCE SOUTH 00°01'46" WEST 50.00 FEET; THENCE NORTH 89°58'14" WEST 15.09 FEET; THENCE SOUTH 00°08'19" WEST 115.00 FEET; THENCE NORTH 89°58'14" WEST 70.00 FEET; THENCE SOUTH 00°08'19" WEST 114.97 FEET; THENCE SOUTH 00°01'46" WEST 50.00 FEET; THENCE NORTH 89°58'14" WEST 49.44 FEET; THENCE SOUTH 00°01'46" WEST 130.00 FEET; THENCE NORTH 89°58'14" WEST 513.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SANDWEDGE WAY AS SHOWN ON THE FINAL PLAT OF DESERT LAKES ESTATES, TRACT 4152B RECORDED ON 2/28/2000 AT FEE NUMBER 2000-10359; THENCE NORTH 00°01'46" EAST 110.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 00°01'46" EAST 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SANDWEDGE LANE AS SHOWN ON SAID FINAL PLAT OF DESERT LAKES ESTATES, TRACT 4152B; THENCE NORTH 89°58'14" WEST 45.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°01'42" EAST 190.00 FEET ALONG THE EAST LINE OF LOTS 11 AND 12, BLOCK G OF SAID FINAL PLAT OF DESERT LAKES ESTATES, TRACT 4152B; THENCE NORTH 89°58'14" WEST 247.01 FEET ALONG THE NORTH LINE OF LOTS 10 AND 11, BLOCK G TO THE SOUTHEAST CORNER OF LOT 20, BLOCK G AS SHOWN ON THE FINAL PLAT OF DESERT LAKES ESTATES, TRACT 4152A RECORDED ON 11/28/1995 AT FEE NUMBER 95-61870; THENCE NORTH 00°01'46" EAST 160.00 FEET ALONG THE EAST LINE OF SAID LOT 20 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SANDTRAP LANE PER SAID FINAL PLAT OF DESERT LAKES ESTATES, TRACT 4152A; THENCE SOUTH 89°58'14" EAST 4.08 FEET ALONG THE SOUTH LINE OF LOT 10, BLOCK H AS SHOWN ON SAID FINAL PLAT TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00°01'46" EAST 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT BEING ON THE SOUTH LINE OF PARCEL J OF SAID PLAT; THENCE SOUTH 89°58'14" EAST 637.07 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°08'19" EAST 19.93 FEET (19.98 FEET RECORD PER TRACT 4152A) TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'33" AN ARC DISTANCE OF 31.45 FEET; THENCE NORTH 89°58'14" WEST 617.11 FEET ALONG THE NORTH LINE OF SAID PARCEL J; THENCE NORTH 00°01'46" EAST 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 11.627 ACRES MORE OR LESS.

Desert Lakes
4152C

Parcel J



K

DESCRIPTION FOR: EVERGLADE ESTATES

A parcel of land located within the West half of the Northwest quarter of Section 36, Township 19 North, Range 22 West of the Gila and Salt River Meridian, Mohave County, Arizona and being more particularly described as follows:

Commencing at the West One-quarter Section Corner of said Section 36 and running thence, North $00^{\circ}28'31''$ East, along the West Line of said Section 36, a distance of 55.10 feet; thence, South $89^{\circ}31'29''$ East, 42.00 feet to the true POINT OF BEGINNING;

Thence, North $00^{\circ}28'31''$ East, along a line lying 42.00 feet East of and parallel with the West Line of said Section 36, a distance of 1598.61 feet;

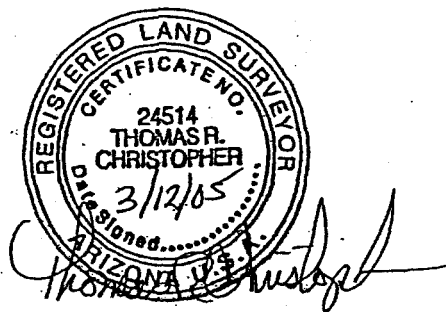
Thence, South $89^{\circ}37'02''$ East, 1282.63 feet to a point on the East boundary of the West half of the Northwest quarter of said Section 36;

Thence, South $00^{\circ}29'31''$ West, along the East boundary of the West half of the Northwest quarter of said Section 36, a distance of 1618.56 feet;

Thence, North $89^{\circ}37'16''$ West, along a line lying 35.00 feet North of and parallel with the South boundary of the West half of the Northwest quarter of said Section 36, a distance of 1262.13 feet to the point of curvature of a tangent curve to the right having a radius of 20.00 feet;

Thence, Northwesterly 31.45 feet, along the arc of said curve through a central angle of $90^{\circ}05'47''$ to the POINT OF BEGINNING.

The parcel of land herein described containing 47.65 acres, more or less.



Parcel L

DESCRIPTION FOR TWIN PALM ESTATES SUBDIVISION TRACT 4189 A

A parcel of land located within the Southeast quarter of the Northwest quarter of Section 36, Township 19 North, Range 22 West of the Gila and Salt River Meridian, Mohave County, Arizona and being more particularly described as follows:

Commencing at the Northwest Section Corner of said Section 36 and running thence, South $89^{\circ}36'48''$ East, along the North Line of said Section 36, a distance of 1324.93 feet to a point being the Northwest corner of the East half of the Northwest quarter of said Section 36; thence, South $00^{\circ}29'31''$ West, along the West boundary of the East half of the Northwest quarter of said Section 36, a distance of 1720.88 feet to the true POINT OF BEGINNING;

Thence, South $89^{\circ}37'16''$ East, 160.58 feet;

Thence, South $00^{\circ}22'44''$ West, 24.94 feet;

Thence, South $89^{\circ}37'16''$ East, 1054.00 feet;

Thence, South $00^{\circ}22'44''$ West, 12.70 feet;

Thence, South $89^{\circ}37'16''$ East, 109.75 feet to a point on the East boundary of the Northwest quarter of said Section 36;

Thence, South $00^{\circ}30'32''$ West, along last said East boundary, a distance of 818.60 feet to a point on the North Right-of-way boundary of Everglades Boulevard, said point being on a curve concave to the Southeast, the radius point of which bears South $00^{\circ}22'34''$ East, 330.00 feet;

Thence, Southwesterly 111.00 feet, along the arc of said curve through a central angle of $19^{\circ}16'23''$ to the point of tangent of said curve;

Thence, South $71^{\circ}06'11''$ West, 5.83 feet to a point of curvature of a tangent curve to the right having a radius of 260.00 feet;

Thence, Southwesterly 87.47 feet, along the arc of last said curve through a central angle of $19^{\circ}16'33''$ to the point of tangent of last said curve;

Thence, North $89^{\circ}37'16''$ West, along the North boundary of Everglades Boulevard, a distance of 1123.98 feet to a point on the West boundary of the Southeast quarter of the Northwest quarter of said Section 36;

Thence, North $00^{\circ}29'31''$ East along the West boundary of the Southeast quarter of the Northwest quarter of said Section 36, a distance of 891.24 feet to the POINT OF BEGINNING.

The parcel of land herein described containing 26.31 acres, more or less.

TWINPALM.DOC



parcel R

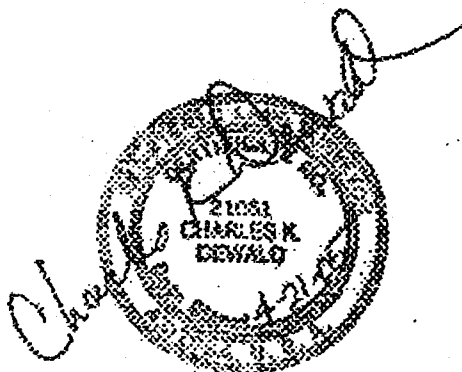
**ARIZONA AMERICAN WATER COMPANY
LEGAL DESCRIPTION
CALLE DE MEDIA SOUTH OF CAMP MOHAVE ROAD**

That portion of the North half of Section 23, Township 19 North, Range 22 West of the Gila and Salt River Meridian, Mohave County, Arizona being more particularly described as follows:

Beginning at the North quarter corner of said Section 23,
Thence Easterly along the North line of said section, North 89-58-00 East 30.00 feet;
Thence South 00-04-07 West 2647.84 feet;
Thence North 89-57-52 West 65.00 feet;
Thence North 00-04-07 East 684.83 feet;
Thence South 89-55-53 East 30.00 feet;
Thence North 00-04-07 East 639.07 feet;
Thence South 89-55-53 East 5.00 feet; to a point on the East line of said Northwest quarter;
Thence along said East line North 00-04-07 East 1323.92 feet to the Point of Beginning.

Containing a computed area of 2.45 acres, more or less.

434142/43414LEGB
APRIL 21, 2005



ARIZONA AMERICAN WATER COMPANY**CALLE DE MEDIA NORTH OF CAMP MOHAVE ROAD
LEGAL DESCRIPTION**

That portion of the South half of Section 14, Township 19 North, Range 22 West of the Gila and Salt River Meridian, Mohave County Arizona being more particularly described as follows:

Beginning at the South Quarter corner of said section 14;

Thence North 89-55-53 West 30.00 feet;

Thence North 00-05-30 East 1349.98 feet;

Thence South 90-00-00 East 315.00 feet;

Thence South 00-05-30 West 60.00 feet;

Thence North 90-00-00 West 195.03 feet to a tangent curve, concave to the south and having a radius of 20.00 feet;

Thence southerly along said curve through a central angle of 61-21-18 an arc distance of 21.42 feet to a point of compound curvature of a curve having a radius of 370.65 feet;

Thence southerly along said curve through a central angle of 11-29-12 an arc distance of 74.31 feet to a point of compound curvature of a curve having a radius of 310.63 feet;

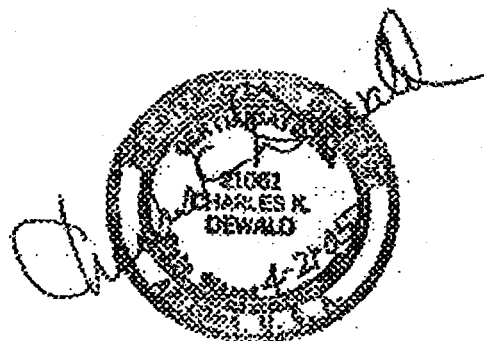
Thence southerly along said curve through a central angle of 17-04-00 an arc distance of 92.53 feet to a point of tangency;

Thence South 00-05-30 West 1120.11 feet;

Thence South 89-58-00 West 30.00 feet to the Point of Beginning.

Containing a computed area of 2.27 acres, more or less.

434142/43414lega
April 21, 2005



**LEGAL DESCRIPTION
OF MOHAVE VALLEY ELEMENTARY SCHOOL**

**LOTS 64 THRU 74 AND LOTS 79 THRU 84 OF RIO HACIENDA SUBDIVISION,
TRACT 1224 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 19 NORTH, RANGE 22 WEST, G. & S.R.M. MOHAVE COUNTY,
ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14,

**THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 2646.75 FEET
TO THE CENTER OF SAID SECTION 14 (FOUND HALF INCH IRON BAR);**

**THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG THE NORTH-SOUTH
MID SECTION LINE OF SAID SECTION 14 A DISTANCE OF 1327.00 FEET;**

THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST A DISTANCE OF 80.06 FEET;

**THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 30.00 FEET
TO THE TRUE POINT OF BEGINNING;**

THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST A DISTANCE OF 770.49 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST A DISTANCE OF 229.58;

THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST A DISTANCE OF 158.01 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 26 SECONDS EAST A DISTANCE 509.17 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST A DISTANCE OF 948.06 FEET;

**THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 718.39 FEET
TO A POINT, SAID POINT BEING ON THE ARC OF A CIRCLE FROM WHICH THE CENTER
BEARS SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 20.00 FEET;**

**THENCE SOUTHEASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF
90 DEGREES 06 MINUTES 21 SECONDS A DISTANCE OF 51.45 FEET TO THE TRUE POINT
OF BEGINNING.**

COMPRISING AN AREA OF 663927.79 SQUARE FEET BEING 15.24 ACRES.

REVISED 4-23-98



FILE

COMPLIANCE DELINQUENCIES

UTILITY: Arizona-American Water Company

DOCKET: W-01032B-00-1043, et al. **DECISION NO:** 64307

ACTION: File annual reports on the hook-up fee account disclosing: the name of each entity paying a hook-up fee; the amount of the hook-up fee paid by each entity; a description of the utility plant constructed with the hook-up fee funds; the balance of the hook-up fee account; interest earned on the hook-up fee account; and any other information required by Staff.

COMPLIANCE DUE DATE: 2/2/2005 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: E-01032B-00-0205 **DECISION NO:** 63334

ACTION: Company shall notify the Director of the Utilities Division in writing whenever it knows with reasonable certainty that on a quarterly basis, actual costs and/or billing determinants have, or are expected to deviate from the projections in the application by more than 10 percent.

COMPLIANCE DUE DATE: 11/15/2004 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: SW-03454A-01-0735, et **DECISION NO:** 64746

ACTION: File annual hook-up fee reports in accordance with Staff's recommendation in Findings of Fact No. 13 due February 28 of each year, beginning with the calendar year 2002.

COMPLIANCE DUE DATE: 2/28/2004 ☒ **Compliance Past Due**

COMPLIANCE DELINQUENCIES

UTILITY: Arizona-American Water Company

DOCKET: W-01303A-02-0138 **DECISION NO:** 64995

ACTION: Certificate extension approved, provided that, within one year of the effective date of the Commission's Decision, the Company files, with the Director of the Utilities Division, a copy of the developer's Certificate of Assured Water Supply issued by the Arizona Department of Water Resources for the areas described in Exhibit A. If the Company does not timely file this document, then the extension of its Certificate of Convenience and Necessity shall be deemed denied without further Order of the Commission.

8-19-03 Procedural Order granted an extension of time to December 23, 2003.

COMPLIANCE DUE DATE: 12/23/2003 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: W-01303A-02-0138 **DECISION NO:** 64995

ACTION: Certificate extension approved, provided that, within one year of the effective date of the Commission's Decision, the Company files, with the Director of the Utilities Division, a copy of its Approval to Construct issued by the Arizona Department of Environmental Quality for the areas described in Exhibit A. If the Company does not timely file this document, then the extension of its Certificate of Convenience and Necessity shall be deemed denied without further Order of the Commission.

8-19-03 Procedural Order granted an extension of time to December 23, 2003.

COMPLIANCE DUE DATE: 12/23/2003 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: SW-01303A-02-0628, et **DECISION NO:** 66512

ACTION: Comply with Staff's recommendations to maintain all water and wastewater hook-up fees in a separate interest bearing account, and file annual reports in accordance with Staff's recommendations. This Decision amends Decision No. 65800.

COMPLIANCE DUE DATE: 11/10/2004 ☒ **Compliance Past Due**

COMPLIANCE DELINQUENCIES

UTILITY: Arizona-American Water Company

DOCKET: W-01032B-00-1043, et al. **DECISION NO:** 64307

ACTION: Procedural Order dated 10-24-03 clarified this Decision to require the Company to file with the Director of the Utilities Division copies of all permits and approvals required to provide initial water and wastewater services within 30 months of this Decision. If the Company fails to meet this condition within the time specified, the extension of the Certificate of Convenience and Necessity shall be deemed denied without further Order of the Commission.

COMPLIANCE DUE DATE: 6/28/2004 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: SW-01303A-03-0572 **DECISION NO:** 66941

ACTION: File with the Director of the Utilities Division, within 90 days of this Decision, a copy of all executed documents associated with the financing authorized herein.

COMPLIANCE DUE DATE: 7/22/2004 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: WS-01303A-04-0090 **DECISION NO:** 66998

ACTION: Within thirty (30) days of this Decision, file tariff sheets in compliance with this Decision for Staff review and approval.

COMPLIANCE DUE DATE: 6/24/2004 ☒ **Compliance Past Due**

UTILITY: Arizona-American Water Company

DOCKET: WS-01303A-02-0867, et **DECISION NO:** 67093

ACTION: The Fire-flow Task Force, as described in this Decision, shall be formed by November, 2004.

COMPLIANCE DUE DATE: 11/30/2004 ☒ **Compliance Past Due**

COMPLIANCE DELINQUENCIES

UTILITY: Arizona-American Water Company

DOCKET: WS-01303A-02-0867, et **DECISION NO:** 67093

ACTION: Those members of the Fire-flow Task Force that do not agree with the findings and proposed plan of action may submit their own findings and proposed plan of action by June 30, 2005.

COMPLIANCE DUE DATE: 6/30/2005 ☒ **Compliance Past Due**
